

Depth/Size (ft):	140.72	Bedrooms:	3	Approx. Year Built:	1983
Frontage (ft):	72.40	Bathrooms:	3	Age:	41
Lot Area: (sq.ft.)	10,188.00	Full Baths:	3	Zoning:	R-1E
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,416.55
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	000-535-834

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 129, PLAN NWP61724, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Engel & Volkers Vancouver

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 12'11	Below	Family Room	13'6 x 12'9
Main	Dining Room	14'10 x 8'1	Below	Games Room	12'10 x 13'6
Main	Kitchen	18'7 x 8'3	Below	Den	11'3 x 8'5
Main	Primary Bedroom	12'3 x 11'0	Below	Laundry	11'3 x 3'11
Main	Bedroom	10'5 x 10'2	Below	Other	6'10 x 9'0
Main	Bedroom	9'1 x 11'3			
Below	Foyer	5'8 x 7'4			

Finished Floor (Main):	1,130 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	926 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Below	4	No
Finished Floor (Total):	2,056 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,056 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Beautifully renovated basement entry home on a South facing 10,000 sqft lot. Home features many recent renovations in 2020-2021 including luxury white oak hardwood on the main floor, all new kitchen cabinets, appliances, quartz counters, tile backsplash and renovated main floor bathrooms. Roof done in 2016, new furnace and A/C in 2018, hot water on demand in 2019, windows in 2021, new carpets and fresh paint in the basement this year. A perfect family home with 3 Bedrooms & 2 bathrooms upstairs. Just off the kitchen leads to a HUGE fully fenced backyard w/ new deck perfect for entertaining this summer. Downstairs has bachelor or 1 bed suite potential. Conveniently located to all amenities w/ easy access to all transit. This is the one you have been looking for! OPEN HOUSE SATURDAY 12-2pm